

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Taunton Consortium

State: MA

PJ's Total HOME Allocation Received: \$4,593,069

PJ's Size Grouping*: C

PJ Since (FY): 2004

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	87.71 %	93.30 %	17	91.92 %	23	23	
% of Funds Disbursed	77.70 %	86.81 %	19	82.65 %	27	23	
Leveraging Ratio for Rental Activities	9.45	7.59	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	92.65 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	40.25 %	72.25 %	19	68.72 %	14	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.96 %	82.22 %	8	79.93 %	54	60	
% of 0-30% AMI Renters to All Renters***	39.13 %	50.43 %	16	44.94 %	37	37	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	91.30 %	97.11 %	18	94.87 %	19	19	
Overall Ranking:			In State: 19 / 19		Nationally: 43 40		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$20,760	\$26,417		\$25,717	23 Units	16.00 %	
Homebuyer Unit	\$10,758	\$16,086		\$14,669	81 Units	56.30 %	
Homeowner-Rehab Unit	\$23,067	\$14,931		\$20,391	40 Units	27.80 %	
TBRA Unit	\$0	\$3,629		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Taunton Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,941	\$162,858	\$24,067
State:*	\$142,584	\$99,955	\$22,892
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	76.2	87.5	95.0	0.0	Single/Non-Elderly:	52.4	17.5	12.5	0.0
Black/African American:	4.8	6.3	2.5	0.0	Elderly:	9.5	2.5	25.0	0.0
Asian:	0.0	1.3	0.0	0.0	Related/Single Parent:	28.6	41.3	25.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.8	37.5	27.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.8	1.3	10.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	2.5	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	19.0	5.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	52.4	17.5	27.5	0.0	Section 8:	9.5	0.0 [#]		
2 Persons:	28.6	22.5	25.0	0.0	HOME TBRA:	0.0			
3 Persons:	14.3	21.3	30.0	0.0	Other:	66.7			
4 Persons:	4.8	27.5	10.0	0.0	No Assistance:	23.8			
5 Persons:	0.0	3.8	2.5	0.0					
6 Persons:	0.0	3.8	5.0	0.0					
7 Persons:	0.0	3.8	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		6		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Taunton Consortium

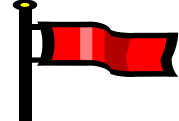
State: MA

Group Rank: 43
(Percentile)

State Rank: 19 / 19 PJs

Overall Rank: 40
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	40.25	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	91.3	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.15	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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